

116.0

0005

0012.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

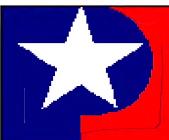
Total Card / Total Parcel

USE VALUE:

1,363,300 / 1,363,300

ASSESSED:

1,363,300 / 1,363,300


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		WRIGHT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: ETHEIER MARK S ETAL/ TRUSTEES	
Owner 2: ETHEIER CHENEY REVOCABLE TRUST	
Owner 3:	

Street 1: 60 WRIGHT ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: ETHEIER MARK S -	
Owner 2: CHENEY CLAIRE E -	
Street 1: 60 WRIGHT ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains .209 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2011, having primarily Clapboard Exterior and 2581 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	1
t	Level

BUILDING PERMITS	
Date	Number
12/6/2020	1578
	Heat App
	4,290 C
7/10/2019	1033
	Addition
	143,834 O
8/5/2016	1085
	Shed
	11,000 O
9/16/2014	1205
	Solar Pa
	16,000
1/12/2012	45
	Manual
	9,200 C
5/3/2011	373
	Demoliti
	3,500
4/15/2011	282
	Manual
	500
4/15/2011	283
	New Buil
	134,000

ACTIVITY INFORMATION	
Date	Result
2/16/2018	SQ Returned
MM	Mary M
12/20/2016	Measured
DGM	D Mann
7/3/2013	Measured
JBS	JOHN S
6/12/2012	Info Fm Prmt
BR	B Rossignol
11/18/2008	Meas/Inspect
336	PATRIOT
2/10/2000	Meas/Inspect
263	PATRIOT
9/4/1993	
TH	

Sign:	VERIFICATION OF VISIT NOT DATA
/	/
/	/
/	/
/	/

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
	Land Type
LT Factor	
Base Value	Unit Price
0	70.
	0.76 6

Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
485,101						485,100	

Total AC/Ha: 0.20891	Total SF/SM: 9100	Parcel LUC: 101	One Family	Prime NB Desc	ARLINGTON	Total: 485,101	Spl Credit	Total: 485,100
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																																																				
Type: 6	- Colonial			Full Bath: 3	Rating: Average																																																																																																																											
Sty Ht: 2	- 2 Story			A Bath:	Rating:																																																																																																																											
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																																																																																																																											
Foundation: 1	- Concrete			A 3QBth:	Rating:																																																																																																																											
Frame: 1	- Wood			1/2 Bath:	Rating:																																																																																																																											
Prime Wall: 2	- Clapboard			A HBth:	Rating:																																																																																																																											
Sec Wall:			%	OthrFix:	Rating:																																																																																																																											
Roof Struct: 1	- Gable			OTHER FEATURES																																																																																																																												
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average																																																																																																																											
Color: BLUE/GRAY				A Kits:	Rating:																																																																																																																											
View / Desir:				Fpl: 1	Rating: Average																																																																																																																											
GENERAL INFORMATION				WSFlue:	Rating:																																																																																																																											
Grade: B	- Good			CONDOS INFORMATION																																																																																																																												
Year Blt: 2011	Eff Yr Blt: 2011			Location:																																																																																																																												
Alt LUC:	Alt %:			Total Units:																																																																																																																												
Jurisdct: G21	Fact: .			Floor:																																																																																																																												
Const Mod:				% Own:																																																																																																																												
Lump Sum Adj:				Name:																																																																																																																												
INTERIOR INFORMATION				DEPRECIATION								REMODELING																																																																																																																				
Avg Ht/FL:	STD			Phys Cond: VG - Very Good	0.7 %							No Unit	RMS	BRS	FL																																																																																																																	
Prim Int Wal	1 - Drywall			Functional:							1	6	3																																																																																																																			
Sec Int Wall:			%	Economic:																																																																																																																												
Partition: S	- Typical			Special:																																																																																																																												
Prim Floors: 3	- Hardwood			Override:																																																																																																																												
Sec Floors:			%	Total:	0.7 %																																																																																																																											
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				COMPARABLE SALES				RES BREAKDOWN																																																																																																																				
Subfloor:				Basic \$ / SQ:	130.00			Rate	Parcel ID	Typ	Date	Sale Price																																																																																																																				
Bsmnt Gar: 1				Size Adj.: 1.09852624																																																																																																																												
Electric: 3	- Typical			Const Adj.: 1.34986496																																																																																																																												
Insulation: 2	- Typical			Adj \$ / SQ: 192.772																																																																																																																												
Int vs Ext: S				Other Features: 106932																																																																																																																												
Heat Fuel: 1	- Oil			Grade Factor: 1.33																																																																																																																												
Heat Type: 1	- Forced H/Air			NBHD Inf: 1.00000000																																																																																																																												
# Heat Sys:				NBHD Mod:																																																																																																																												
% Heated: 100	% AC: 100			LUC Factor: 1.00																																																																																																																												
Solar HW: Yes	Central Vac: NO			Adj Total: 883773																																																																																																																												
% Com Wal	% Sprinkled			Depreciation: 6186																																																																																																																												
				Deprecated Total: 877586																																																																																																																												
MOBILE HOME				Make:			Model:			Serial #:			Year:	Color:																																																																																																																		
SPEC FEATURES/YARD ITEMS				PARCEL ID 116-0-0005-0012.A																																																																																																																												
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod/JFact	Juris. Value																																																																																																															
19	Patio	D	Y	1	10X10	A	AV	2014	6.00	T	5	101			600		600																																																																																																															
More: N				Total Yard Items:				600	Total Special Features:				Total:				600																																																																																																															
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